



**PUBLIC HEARING AND REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Vineyard Town Hall, 240 East Gammon Road, Vineyard, Utah
Wednesday, May 20th, 2015 at 6:00 p.m.**

PUBLIC NOTICE is hereby given that the Planning Commission of Vineyard Town, Utah, will hold a Public Hearing and Regular Planning Commission Meeting, on Wednesday, May 20th, 2015 starting at 6:00 p.m. The meeting will be held at the Vineyard Town Hall, 240 East Gammon Road, Vineyard, Utah. The Public is invited to participate in all Town Planning Commission meetings. The agenda will consist of the following:

1. CALL TO ORDER

2. INVOCATION – *Individuals are invited to volunteer.*

3. OPEN SESSION – *This is a Public Comment period (see definition below).*

4. MINUTES REVIEW AND APPROVAL – **No Minutes to approve**

5. BUSINESS ITEMS:

5.1 Water's Edge Plat 1: The applicant is seeking approval of their preliminary subdivision plat. The Planning Commission will review and take appropriate action.

5.2 Public Hearing – The Applicant, Orem City is requesting to rezone 1.72 acres from A-1 (Agricultural) to R2-15,000 (Residential) to allow for a two lot subdivision. Lot one has an existing single family home. Lot 2 will be a future parking lot for the City of Orem Lake Side Park. Review and approval of a conditional use permit will be required prior to construction of the parking lot.

5.3 Public Hearing - The applicant, Central Utah Water Conservancy District is requesting a site plan approval for a water chlorination facility on Lot 6 of the East Lake Industrial Business Park Phase 2 Amended. There are two buildings as follows: A 2,851 square foot Control Building and a 2,873 square foot chlorine building. The building height is 40 feet. A six foot concrete fence surrounds the site.

6. PLANNING COMMISSION MEMBERS' REPORTS

7. STAFF REPORTS

- *Nathan Crane, Town Planner*
- *Don Overson, Town Engineer*

8. ITEMS REQUESTED FOR NEXT AGENDA

9. ADJOURNMENT

- **OPEN SESSION** – Open Session is defined as time set aside for the public to express their views. Each speaker is limited to three (3) minutes. If action is necessary, the item will be listed on a following agenda. However, the Planning Commission may elect to discuss the item if it is an immediate matter of concern.
- **SPECIAL ACCOMMODATION** – In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this public meeting should notify Kinsli McHargue, Deputy Recorder, at least 24 hours prior to the meeting by calling (801) 226-0210.
- **ELECTRONIC OR TELEPHONE PARTICIPATION** – One or more members of the Vineyard Planning Commission may participate electronically or by phone.

The foregoing notice and agenda was posted on the Utah Public Notice Website, posted on the Vineyard Town Website and at the Vineyard Town Office, delivered to each member of the Vineyard Town Planning Commission, and emailed to the Daily Herald and surrounding entities.

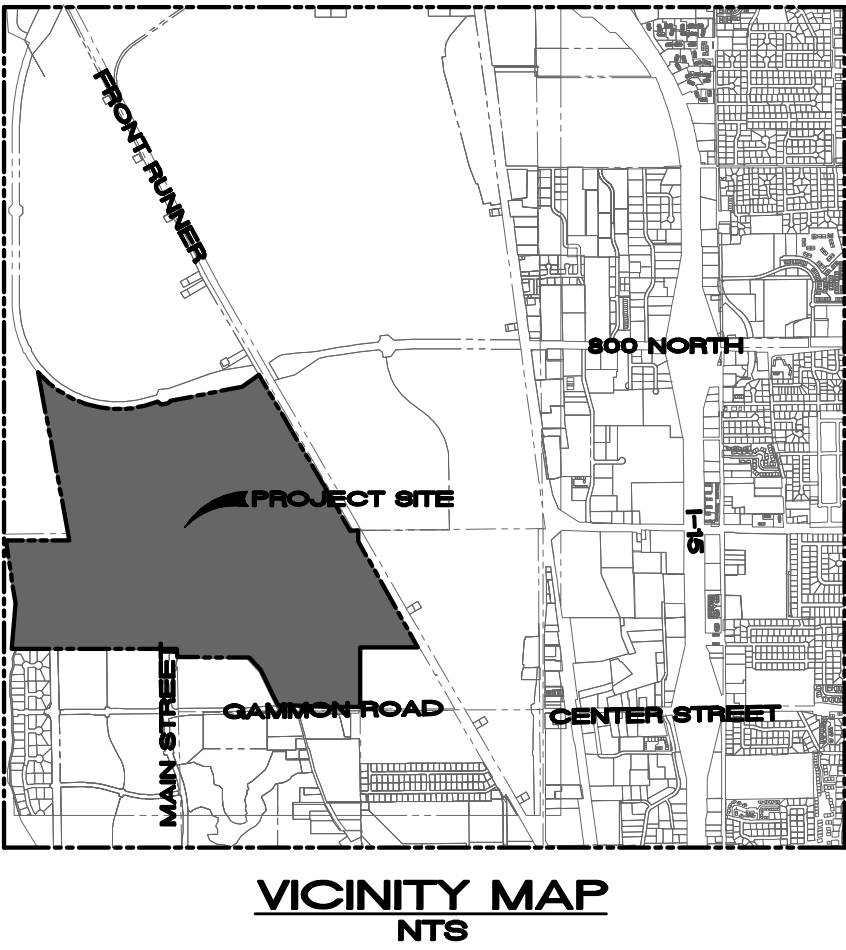
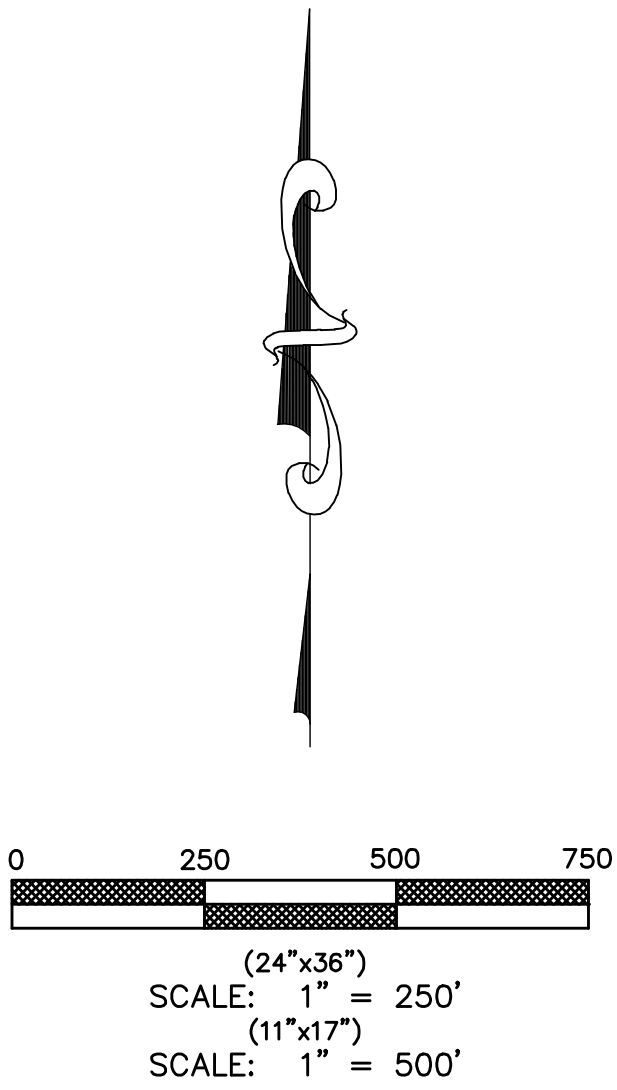
AGENDA NOTICING COMPLETED ON: May 18th, 2015

CERTIFIED (NOTICED) BY: /s/ Kinsli McHargue

Kinsli McHargue, Deputy Recorder/Planning Coordinator

WATERS EDGE AT VINEYARD MASTER CONSTRUCTION

- PHASE 14 (VINEYARD LOOP RD SURCHARGE)
CRESCENT EXCAVATION
- PHASE 13 (VINEYARD ROAD)
STERLING DON EXCAVATION
- PHASE 10 (MAIN STREET)
SKIP DUNN EXCAVATING
- 10" SEWER FROM LIFT STATION
TBD
- 10"/8" SEWER FOR FUTURE
TBD
- TEMPORARY ROAD
STERLING DON EXCAVATION



REVISIONS			
NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			

DESIGNED BY:	TGT
DRAWN BY:	TJT
CHECK BY:	TGT
DATE:	02/27/15
CDGD FILE:	

J:\GIFORD\VINEYARD NORTH\dwg\CONSTRUCTION MASTER.dwg

TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

VINEYARD, UTAH

WATER'S EDGE

CONSTRUCTION MASTER PLAN

JOB
GIFORD
SHEET NO.
1



Community Development

SUBJECT: Preliminary Plat for Phase 1 of the Water's Edge Subdivision

MEETING DATE: May 20, 2015

TO: Planning Commission

FROM: Nathan Crane, Town Planner

REQUEST: Preliminary Plat Approval for Phase 1 of the Water's Edge Subdivision

PARCEL SIZE: 53.10 acres

LOCATION: Center Street and New Vineyard Road

APPLICANT: Peter Evans

OWNER: Flagship Homes

BACKGROUND:

The property is designated as Low Density Residential (1-2.5 du/ac) on the General Plan Land Use Map. The property is zoned WatersEdge Zoning District. The WatersEdge Zoning District was approved in June of 2014. This request includes the following planning areas B5, B6, and B7.

Preliminary plat approval is an administrative process.

SUMMARY OF REQUEST:

1. The proposed preliminary plat includes 227 lots. The average lot size is 7,593 square feet.

Approved Zoning			Proposed Preliminary Plat	
Planning Area	# of Lots	Min. Lot Size	# of Lots	Min. Lot Size
B5	131	5,400 sqft	116	5,400 sqft
B7	126	6,500 sqft	111	6,500 sqft

2. Planning area B6 was approved with a trail and clubhouse. The area was 2.6 acres. The proposed area is 3.42 acres. This area will also serve as detention. The plat also includes the enhanced landscaping along New Vineyard Road.

3. Vehicle and utility access to the site is provided from New Vineyard Road which is under construction. All roads within the project are public.
4. The project will be developed in phases. Each phase will require separate final plat approval.

CITIZEN PARTICIPATION:

Public notifications and public hearings are not required for preliminary or final plat applications.

ANALYSIS:

- The preliminary plat is consistent with the approved WatersEdge Zoning District. This includes the number and size of lots, circulation system, open space, and amenities.
- House products for this subdivision have not been submitted yet. They will be approved by staff sometime in the future. All house products will comply with the architectural standards in the WatersEdge Zoning District.
- All roads will comply with the Town's standard cross section.
- The perimeter theme wall will be a six-foot concrete wall and will be located along New Vineyard Road. A six foot clear view fence will be located adjacent open space areas.

FINDINGS:

With the proposed stipulations, the proposed plat meets the following findings:

- It is in conformance with the General Plan, Zoning Ordinance, WatersEdge Zoning District, and Subdivision Regulations.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend **APPROVAL** of the preliminary plat subject to the following stipulations:

1. The final plat shall conform to the preliminary plat dated stamped May 15, 2015 except as modified by these stipulations.
2. Prior to final plat approval, the street names and addressing shall be approved by the Town Engineer and Town Planner.
3. All street right of way and improvements shall be dedicated as required by the Town Engineer.
4. The final plat and final landscape plans shall be revised as determined by the Town Engineer and Town Planner.

5. The final plat shall not be recorded until the construction of the Vineyard Road is completed.

PROPOSED MOTION:

I move that the Planning Commission accept the findings and recommend **APPROVAL** of the preliminary plat subject to the five stipulations recommended by staff.

ATTACHMENTS:

Exhibit A – Preliminary Plat and Landscape Plan



Community Development

SUBJECT: Preliminary Plat for the 2 Lot Lake Park Subdivision

MEETING DATE: May 20, 2015

TO: Planning Commission

FROM: Nathan Crane, Town Planner

REQUEST: Preliminary Plat Approval for the 2 Lot Lake Park Subdivision

PARCEL SIZE: 1.72 acres

LOCATION: 1908 West 400 South

APPLICANT: City of Orem

OWNER: City of Orem

BACKGROUND:

The property is designated as Low Density Residential (1-2.5 du/ac) on the General Plan Land Use Map. The property was zoned A-1. A request to rezone the property to R-2-15,000 is being considered as a separate agenda item.

SUMMARY OF REQUEST:

1. The proposed preliminary plat include 2 lots as follows:

Lot	Lot Size
1	0.345 acres
2	1.33 acres

2. Lot one has an existing single family home. Lot 2 will be a future parking lot for the City of Orem Lake Side Park. Review and approval of a conditional use permit will be required prior to construction of the parking lot.
3. Access to the site is provided from 400 South.

CITIZEN PARTICIPATION:

Public notifications and public hearings are not required for preliminary or final plat applications.

ANALYSIS:

- The property is designated as Low Density Residential (1-2.5 du/ac). The proposed density is consistent with the General Plan.
- The preliminary plat meets the size requirements of the R-2-15,000 zoning district. Lot one does not meet the lot frontage requirements. The minimum requirement is 100 feet and 37.17 feet is provided. The Council may approve a flag as provided in Section 1618.

FINDINGS:

With the proposed stipulations, the proposed plat meets the following findings:

- It is in conformance with the General Plan, Zoning Ordinance and Subdivision Regulations.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend **APPROVAL** of the preliminary plat subject to the following stipulations:

1. The final plat shall conform to the preliminary plat dated stamped May 1, 2015 except as modified by these stipulations.
2. Prior to final plat approval, the street names and addressing shall be approved by the Town Engineer and Town Planner.
3. All street right of way and improvements shall be dedicated as required by the Town Engineer.
4. The final plat shall be revised as determined by the Town Engineer and Town Planner.
5. A conditional use permit shall be reviewed and approved prior to construction of the parking lot.

PROPOSED MOTION:

I move that the Planning Commission accept the findings and recommend **APPROVAL** of the preliminary plat subject to the five stipulations recommended by staff.

ATTACHMENTS:

Exhibit A – Preliminary Plat



Community Development

SUBJECT: PUBLIC HEARING – Rezoning of 1.72 acres from A-1 (Agricultural) to R2-15,000 (Residential)

MEETING DATE: May 20, 2015

TO: Planning Commission

FROM: Nathan Crane, Town Planner

REQUEST: Rezoning of 1.72 Acres from A-1 (Agricultural) to R2-15,000 (Residential)

PARCEL SIZE: 1.72 acres

LOCATION: 1908 West 400 South

APPLICANT: City of Orem

OWNER: City of Orem

BACKGROUND:

The property is designated as Low Density Residential (1-2.5 du/ac) on the General Plan Land Use Map. The property is zoned A-1 (Agricultural). A request for preliminary plat approval is being considered as a separate agenda item.

The minimum lot size in the A-1 District is 40 acres. The minimum lot size in the R-2-15,000 District is 15,000 square feet.

SUMMARY OF REQUEST:

1. The request is to rezone 1.72 acres from A-1 (Agricultural) to R2-15,000 (Residential) to allow for a two lot subdivision. Lot one has an existing single family home. Lot 2 will be a future parking lot for the City of Orem Lake Side Park. Review and approval of a conditional use permit will be required prior to construction of the parking lot.
2. Access to the site is provided from 400 South.

CITIZEN PARTICIPATION:

A notice of the Planning Commission hearing of May 20, 2015 was published in the Daily Herald on

XXXX. Letters were mailed to the surrounding property owners on XXXX. No comments have been received to date.

ANALYSIS:

- The property is designated as Low Density Residential (1-2.5 du/ac). The proposed rezoning is consistent with the General Plan.
- The property to the north and east is the Lake Side Park. The property to the west is existing single family residential. The property to south is a single family residential subdivision under construction. The proposed rezoning is compatible with the surrounding uses.
- Review and approval of a conditional use permit is required prior to construction of the parking lot.

FINDINGS:

The proposed rezoning meets the following findings:

- The proposed rezone is in substantial conformance with the General Plan.
- The proposed rezone will result in compatible land use relationships.
- Adequate access and infrastructure will be provided.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend **APPROVAL** of the rezoning.

PROPOSED MOTION:

I move that the Planning Commission accept the findings and recommend **APPROVAL** of the rezoning.

ATTACHMENTS:

Exhibit A – Ordinance

ORDINANCE NO. 2014-13

AN ORDINANCE OF THE COUNCIL OF THE TOWN OF VINEYARD, UTAH, AMENDING
THE TOWN OF VINEYARD ZONING MAP, REZONING 1.72 ACRES FROM A-1
(AGRICULTURAL) TO R-2-15,000 9 (RESIDENTIAL).

WHEREAS, all due and proper notices of public hearings on this Ordinance held before the Town of Vineyard Planning Commission (the "Commission") and the Council of the Town of Vineyard (the "Council") were given in the time, form, substance and manner provided Utah Code Section 10-9a-204;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE TOWN OF VINEYARD as follows:

SECTION 1. That the Town of Vineyard Zoning Map is hereby amended to rezone 1.72 acres from A-1 (Agricultural) to the R-2-15,000 (Residential) Zoning District particularly depicted in Exhibit A, attached hereto and incorporated herein by reference.

SECTION 2. That the Mayor, the Town Recorder, and the Town Attorney are hereby authorized and directed to execute all documents and take all steps necessary to carry out the purpose of this Ordinance.

SECTION 3. If any provision of this Ordinance is for any reason held by any court of competent jurisdiction to be unenforceable, such provision or portion hereof shall be deemed separate, distinct, and independent of all other provision and such holding shall not affect the validity of the remaining portions of this Ordinance.

PASSED AND ADOPTED by the Council of the Town of Vineyard, May 27, 2015.

Randy Farnworth, Mayor

ATTEST:

Pam Spencer, Town Recorder

Those voting aye:

Those voting nay:

Exhibit A



COMMUNITY DEVELOPMENT

SUBJECT: Site Plan and Conditional Use Permit for a
CUWCD Water Chlorination Facility

MEETING DATE: May 20, 2015

TO: Planning Commission

FROM: Nathan Crane, Town Planner

REQUEST: Approval of a site plan and conditional use permit for the Central Utah Water Conservancy District (CUWCD) Water Chlorination Facility.

PARCEL SIZE: 26.9 Acres

LOCATION: West Terminus of 1600 North

APPLICANT: CUWCD

OWNER: CUWCD

BACKGROUND:

The property is designated General Industrial on the General Plan land use map. The property is zoned I-1 (Industrial). The final plat for East Lake Industrial Business Park Phase 1 was approved by the Council on May 14, 2008.

Site plan and conditional use permit approval are administrative actions.

SUMMARY OF REQUEST:

1. The applicant is requesting a site plan approval for a water chlorination facility on Lot 6 of the East Lake Industrial Business Park Phase 2 Amended. There are two buildings as follows: A 2,851 square foot Control Building and a 2,873 square foot chlorine building. The building height is 40 feet. A six foot concrete fence surrounds the site.
2. Access to the site is proposed 1600 North which is a private road.
3. Culinary water and sanitary sewer is provided through connections to the existing system in 1600 North.

CITIZEN PARTICIPATION:

A notice of the Planning Commission public hearing was published in the Daily Herald on May 10, 2015. Notice of the public hearing was also sent to all property owners within 300 feet of the property on May 11, 2015. No comments have been received.

SITE PLAN ANALYSIS:

General Plan and Zoning

- The site is designated as General Industrial on the Town of Vineyard General Plan. The type and scale of the proposed development is consistent with the General Plan and the I-1 Zoning District.

Access, Circulation, and Parking

- The proposed access provides adequate access to the site. All street improvements have been completed.
- The proposed site plan includes adequate parking for the use.

Landscaping

- A preliminary landscape plan has been provided. Due to the nature of the use landscaping is only included at the entrance of the site.

Building Materials, Colors, and Design

- The proposed architecture meets the intent of the building design requirements in Chapter 18 of the Town of Vineyard Zoning Ordinance.

CONDITIONAL USE PERMIT:

The Town Council must determine that the proposed use meets six standards prior to granting a Conditional Use Permit. The burden of proof rests with the applicant. Each standard is presented below along with staff's analysis.

1. The proposed use is an allowed Conditional Use within the Zoning District.

The subject property is designated as General Industrial on the Land Use Map and is zoned I-1 (Industrial). The I-1 Zoning District allows manufacturing, compounding, processing, packaging of good materials subject to site plan and conditional use permit approval by the Town Council. The proposed use is consistent with the General Industrial Land Use category and is permitted in the I-1 District subject to a conditional use permit.

2. **The proposed Conditional Use and the accompanying site plan complies with all requirements of the Zoning District, as applicable, including minimum area, front, rear and side-yard setbacks, building and structure height, and all other requirements applicable in the Zoning District.**

The proposed site plan is appropriate for the proposed use.

3. **Complies with all Site Plan requirements as may be applicable, as provided herein.**

See discussion in standard #2.

4. **Complies with all applicable dedication requirements of the Town and provides the necessary infrastructure, as required.**

All required dedications were provided at the time of final plat approval.

5. **The proposed Conditional Use meets, and will be conducted in compliance with the requirements of this Ordinance, all other applicable Land Use Ordinances, and all applicable Federal, State, or Local requirements.**

The proposed use will be conducted in compliance with the requirements of the Zoning Ordinance. The construction plans will be reviewed by staff to ensure compliance with all other requirements including, but not limited to the Building Code and Town of Vineyard Public Improvement Standards.

6. **The property on which the Conditional Use is proposed is of adequate size to permit the conduct of the proposed Conditional Use in a manner that will not be detrimental to adjoining and surrounding properties.**

The proposed use will complement and be compatible with the existing and future development on nearby properties. It will not generate excessive traffic, light, or noise.

FINDINGS:

The proposed site plan meets the following findings:

- It is in conformance with the General Plan.
- It satisfies the minimum requirements of the Town of Vineyard Zoning Ordinance.
- The proposed conditional use meets the required standards for approval.

RECOMMENDATION:

The Planning Commission recommend **APPROVAL** of the site plan and conditional use permit subject to the following stipulations:

1. The site plan shall conform to the site plan, elevations, and landscape plan dated May 8, 2015 except as modified by these stipulations.
2. In accordance with Section 1416 of the Town of Vineyard Zoning Ordinance, the approval of the site plan shall expire in (180) days if a building permit has not been issued.
3. In accordance with Section 1514 of the Town of Vineyard Zoning Ordinance, the approval of the conditional use permit shall expire in (180) days if a building permit has not been issued.
4. The civil construction drawings shall meet all requirements as determined by the Town Engineer.

PROPOSED MOTION:

I move that the Planning Commission accept the findings and recommend **APPROVAL** of a request for site plan and conditional use permit for the CUWCD Chlorination Facility in the I-1 district subject to the four stipulations recommended by staff.

ALTERNATIVE MOTION:

I move that the Planning Commission recommend **DENIAL** of the site plan and conditional use permit based on the following findings: (The Commission should draft appropriate findings.)

ATTACHMENTS:

- Exhibit A – Site Plan
- Exhibit B – Landscape Plan
- Exhibit C – Building Elevations
- Exhibit D – Color Elevations
- Exhibit E – Narrative